

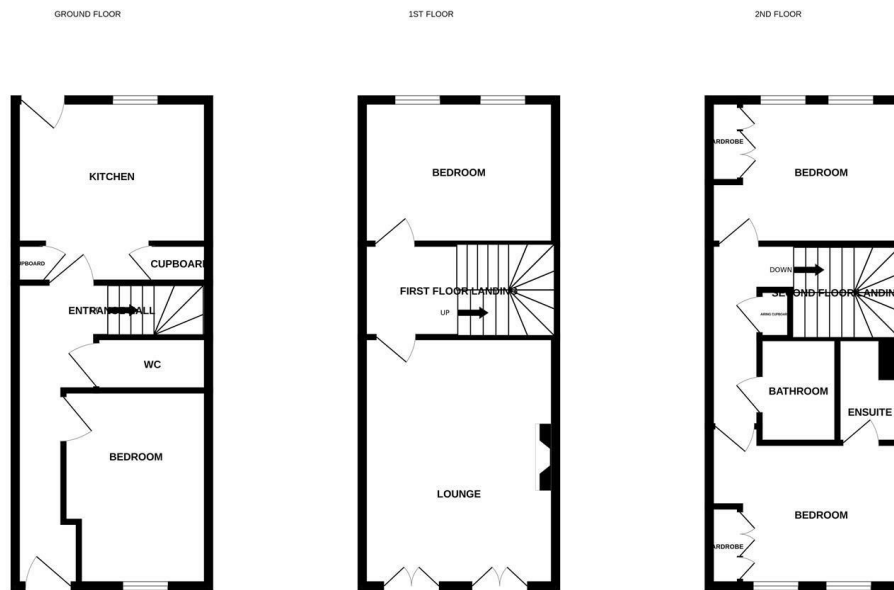


27 Horn Pie Road | | Norwich | NR5 9PW

**£260,000**

**\*\*A WELL LAID OUT FAMILY HOME OR EXCELLENT INVESTMENT OPPORTUNITY\*\***  
Gilson Bailey are delighted to present this spacious and versatile three-storey, four-bedroom semi-detached townhouse, ideally located to the west of Norwich within close proximity to the University of East Anglia and Norfolk and Norwich University Hospital, making it a superb opportunity for families, investors and professionals alike. Thoughtfully arranged across three floors, the property offers flexible living with a ground floor comprising an entrance hall, modern kitchen, double bedroom, and WC; the first floor has a lounge alongside an additional double bedroom; and the top floor features two further double bedrooms, including a principal with en-suite, plus a family bathroom. Externally, the home benefits from a driveway providing off-road parking leading to a garage, as well as an enclosed rear garden mainly laid to lawn. With double glazing, gas central heating, and no onward chain, this attractive property presents a ready-made investment with the potential to generate an impressive annual income of approximately £22,620—early viewing is highly recommended to fully appreciate the space, flexibility, and prime location on offer.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Location

Horn Pie Road can be found close to many local amenities, Norwich Research Park, John Innes Institute, University of East Anglia (UEA), University Hospital and Earlham Park. You are one minute walk to the Norwich bus stop. No stops direct to the University Drive and the University Hospital. The Sukey Way cycle way to the main UEA entrance is exactly one mile. There is easy access to the A47 Southern Bypass.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to kitchen, bedroom, WC and stairs to first floor.

### Kitchen 12'4" x 11'8"

Fitted wall and base units with worktops over, sink and drainer, Range cooker, space for fridge/freezer, integrated washing machine and dishwasher, double glazed window, radiator, door to rear.

### Bedroom 12'5" x 9'1"

Double glazed window, radiator.

### WC 7'3" x 3'4"

Low level WC, hand wash basin.

### First Floor Landing

Doors to lounge, bedroom and stairs to second floor.

### Bedroom 12'5" x 8'10"

Two double glazed windows, radiator.

### Lounge 16'1" x 12'5"

Two Juliet balconies, two radiators.

### Second Floor Landing

Doors to two bedrooms and bathroom.

### Bedroom 12'4" x 9'1"

Two double glazed windows, radiator, built in wardrobes.

### En-Suite 6'8" x 4'0"

Shower cubicle, low level WC, hand wash basin, radiator.

### Bedroom 12'5" x 8'10"

Two double glazed windows, radiator, built in wardrobes.

### Bathroom 6'8" x 4'11"

Panelled bath with shower over, low level WC, hand wash basin, radiator.

### Outside Front

Driveway providing off road parking leading to a garage.

### Outside Rear

Lawned garden, patio area, mature shrubs, enclosed by timber fencing.

### Local Authority

Norwich City Council, Tax Band D.

### Tenure

Freehold

### Utilities


Fibre to the property.

Mains gas, water and electric.

### Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Norwich City Council, Tax Band D

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Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.